

Asst



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11 & 17 Stone Chapel Road
which is presently zoned DR3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1a and b to permit a distance between building setback of 25 ft in lieu of the required 45 ft.
and to amend last approved plan in zoning case # 96-118-SPHXA

BB

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of property
2. Topography of property
3. Unique site
4. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner Benjamin Bronstein
George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205
Address (410) 296-0200 Phone No.

Towson, Maryland 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Manor Health Care Corp.
(Type or Print Name)

BY: William Matarazzo
Signature William Matarazzo, Project Manager

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Benjamin Bronstein
George & Bronstein, LLP
Name

29 W. Susquehanna Ave., Suite 205
Address (410) 296-0200 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR
unavailable for Hearing

the following dates Next Two Months

ALL ☒ OTHER

REVIEWED BY [Signature] DATE 1/25/97

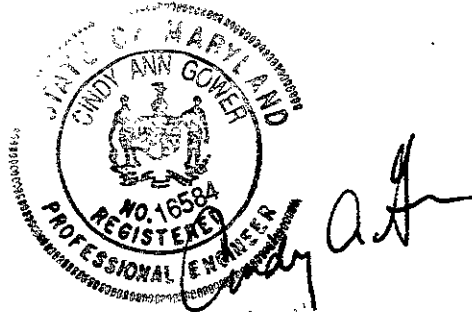


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DESCRIPTION OF PROPERTY FOR ZONING VARIANCE
MANOR HEALTHCARE CORPORATION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF REISTERSTOWN ROAD ADJACENT TO A PRIVATE ROAD TO GREY ROCK (N 34,094.38, W 35,529.11); THENCE EXTENDING N 42° 09'10" W, 468.18 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF REISTERSTOWN ROAD TO A POINT. THENCE LEAVING SAID RIGHT-OF-WAY LINE AND EXTENDING THE FOLLOWING TWO COURSES AND DISTANCES TO A POINT ON THE RIGHT-OF-WAY LINE OF STONE CHAPEL ROAD: (1) N 47° 12'23" E, 109.83 FEET AND (2) N 27° 01'30" W, 349.06 FEET. THENCE EXTENDING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF STONE CHAPEL ROAD N 86° 22'12" E, 403.15 FEET AND N 86° 15'57" E, 255.06 FEET. THENCE LEAVING SAID RIGHT-OF-WAY AND EXTENDING THE FOLLOWING TWO COURSES AND DISTANCES TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF REISTERSTOWN ROAD: (1) S 57° 58'06" E, 64.53 FEET AND (2) S 23° 02'52" W, 810.35 FEET. THENCE EXTENDING ALONG THE RIGHT-OF-WAY LINE OF REISTERSTOWN ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO THE POINT AND PLACE OF BEGINNING: (1) N 42° 53'29" E, 4.44 FEET AND (2) N 23° 02'52" W, 1.90 FEET.

CONTAINING 6.99 ACRES MORE OF LESS. SAID PARCEL IS DESCRIBED IN DEEDS RECORDED IN LAND RECORDS OF BALTIMORE COUNTY, MARYLAND TO MANOR HEALTHCARE CORPORATION LIBER 11506 FOLIO 207 AND LIBER 11688 FOLIO 188.



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

JUL 48/

No.

036530

DATE

4/25/97.

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED
FROM:

George + Bronstein

FOR:

Comm. of Var.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

04/25/97 05 9 BMT R 5444

Dept 5 513 ZONING VERIFICATION

CR NO. 036530

\$250.00 OK P-A-I-D

Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALIDATION

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-481-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: A VARIANCE TO PERMIT A DISTANCE BETWEEN BUILDINGS
OF 25 FT. IN LIEU OF THE REQUIRED 45 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 481

Petitioner: Manor Health Care Corp.

Location: 11 & 17 Stone Chapel Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BENJAMIN BRONSTEIN, ESQ.

ADDRESS: 29 W. SUSQUEHANNA AVE, STE 205

TOWSON, MD 21204

PHONE NUMBER: 410-296-0000

AJ:ggs

(Revised 04/09/93)



97-1999

4/30/97

CE

GEORGE AND BROWSTEN, LLP

MEMO

Re: [illegible]

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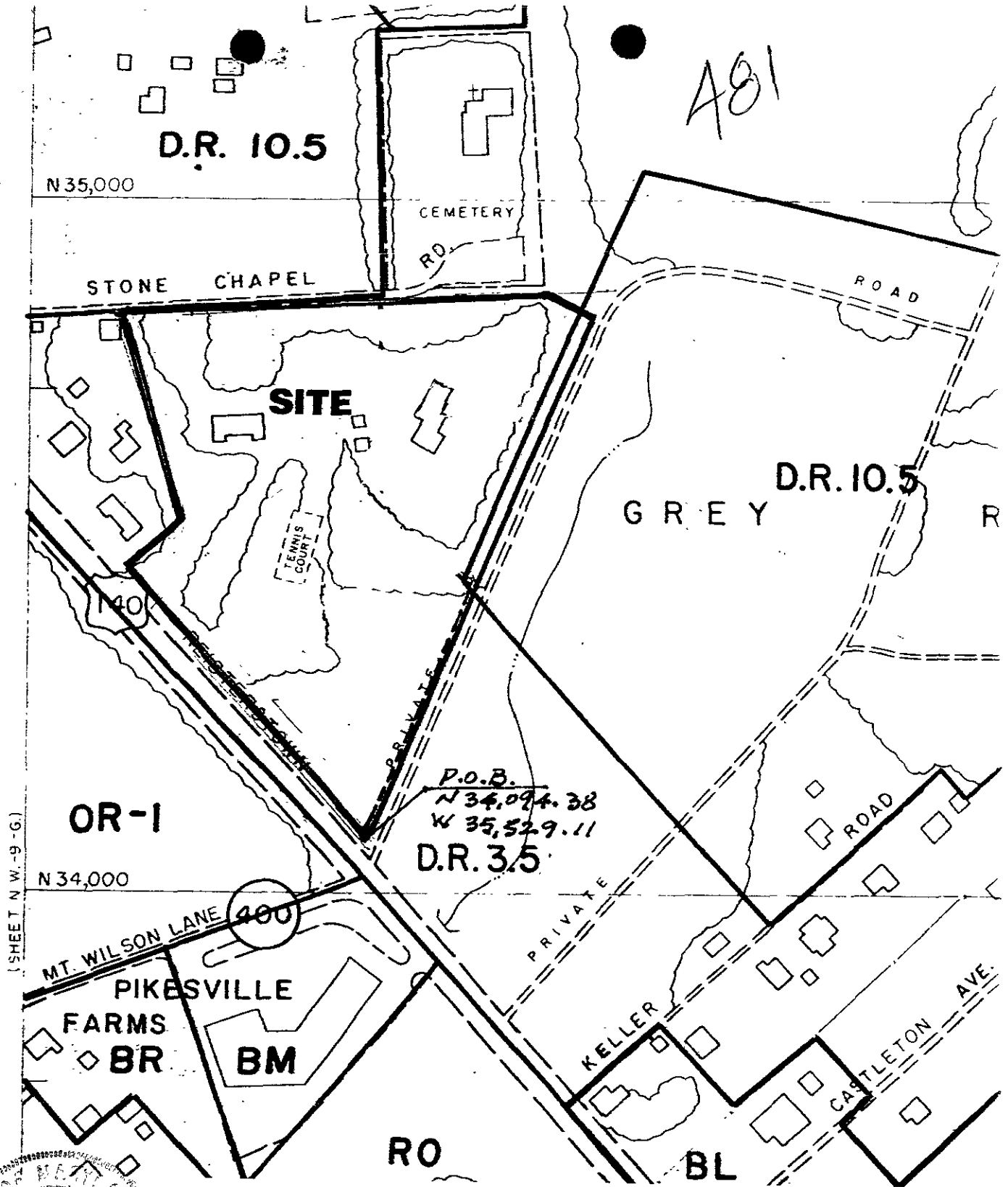
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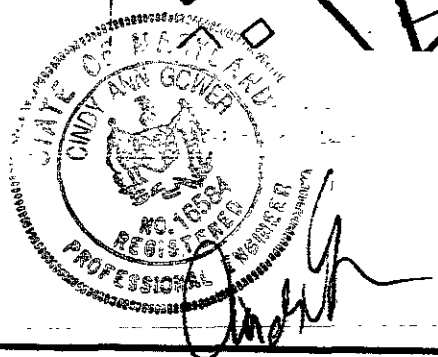
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cc: [illegible]



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**ZONING MAP TO ACCOMPANY
VARIANCE REQUEST**

LOCATION	SHEET
PIKESVILLE GREY ROCK	N. W. 9-F

